

AMENDING OFFICIAL ZONING MAP

5005 HIGH POINT ROAD, GENERALLY DESCRIBED AS SOUTHEAST OF HIGH POINT ROAD STREET AND SOUTHWEST OF ROLAND ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **County CZ-MXU (Conditional Zoning Mixed Use)** to **City CD-C-L (Conditional District Commercial Low)**.

The area is described as follows:

BEGINNING at a 1/2" iron pipe set in the southeastern right-of-way line of High Point Road (SR 4121) at the northern corner of Lot 2 of Valley Brook Technical Center, recorded at Plat Book 194, Page 129; thence with the northeastern line of said Lot 2 S 54° 22' 36" E 415.58 feet to a T-bar found at the eastern corner of said Lot 2; thence with the southeastern line of said lot S 37° 32' 01" W 162.11 feet to a 1/2" iron pipe set at the southern corner of said lot; thence with the southwestern line of said lot N 54° 22' 36" W 406.06 feet to a 1/2" iron pipe set at the western corner of said lot, being a point on the southeastern right-of-way line of High Point Road; thence with said right-of-way line N 34° 10' 33" E 50.93 feet to #4 rebar found; thence with said right-of-way line N 34° 09' 58" E 111.14 feet to the point and place of BEGINNING, being all of said Lot 2 and containing approximately 1.528 acres. The plat referred to hereinabove is recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County CZ-MXU (Conditional Zoning Mixed Use) to City CD-C-L (Conditional District Commercial Low) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall include all uses allowed in the C-L zoning District except:
 - a. Wireless Telecommunications Facilities;
 - b. Bars, Night Clubs, and Brew Pups;
 - c. Banks, Savings and Loans, and Credit Union with drive-through facilities;
 - d. Dry cleaning pick-up/drop-off with drive-through facilities;
 - e. Veterinary Services, Pet Grooming, and Kennels;
 - f. Convenience Stores with Fuel Pumps;
 - g. All Eating and Drinking establishments;
 - h. Retail sales

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-L (Conditional District Commercial Low)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code

of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on April 17, 2023.